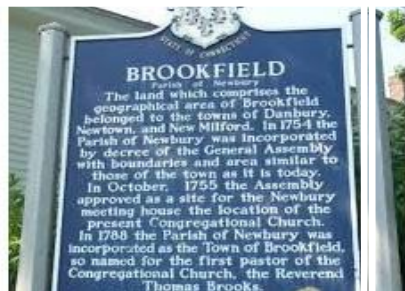


Residential Regulations Review

Zoning Rewrite Ad Hoc Committee
Brookfield, Connecticut



Agenda

- **Public Workshop Wrap-Up**
- **Multi-Family Residential**
- **Incentive Housing Zone**
- **R-RHOZ**
- **Other Residential Districts/ Uses**

Wrap Up from Public Workshop

Permitting Process

- General support for changing permitting process to streamlined, 3-tier system
- Some question of shifting power towards staff
- Need better classifications of restaurants to better regulate unique needs and impacts
- Potential library in the TCD – is it allowed? What are the parking requirements?
- Accessory uses an issue in R-80, with apartments in tall garages
- Concern for renewable energy regulations
- Need to address granny pods

Wrap Up from Public Workshop

R-15

- New zones make sense
- Septic approvals should be sought prior to zoning approvals
- Review verbiage for side and rear line definitions and ensure consistencies throughout zones
- Permitting costs are too high
- Height restrictions for variances should not be applied to grandfathered buildings – depending on date of initial permit, variances should be permitted
- Danbury may have a process worth investigating for when a property becomes isolated (surrounded by another zone)
- Front steps – regulated in setbacks? Policy needs clarification

Wrap Up from Public Workshop

Commercial Zone Mapping

- Strong agreement on industrial park zoning for the IL/C-80SE
- General agreement on commercial corridor vs. industrial area
- Some concern that limiting industrial will deter what is already a difficult use to attract for economic development
- Suggestion to designate municipal land as something else so map more clearly portrays development potential
- General agreement on extending TCD west to Rt. 7, and new gateway zones
- Acknowledgement that details for uses permitted within each zone will ultimately determine support for the concepts

Wrap Up from Public Workshop

Submitted Comments

- **Concern over enforcement of commercial vehicles/ equipment in residential zones**
- **Input on potential renewable energy provisions to include in regulations**

Other Comments

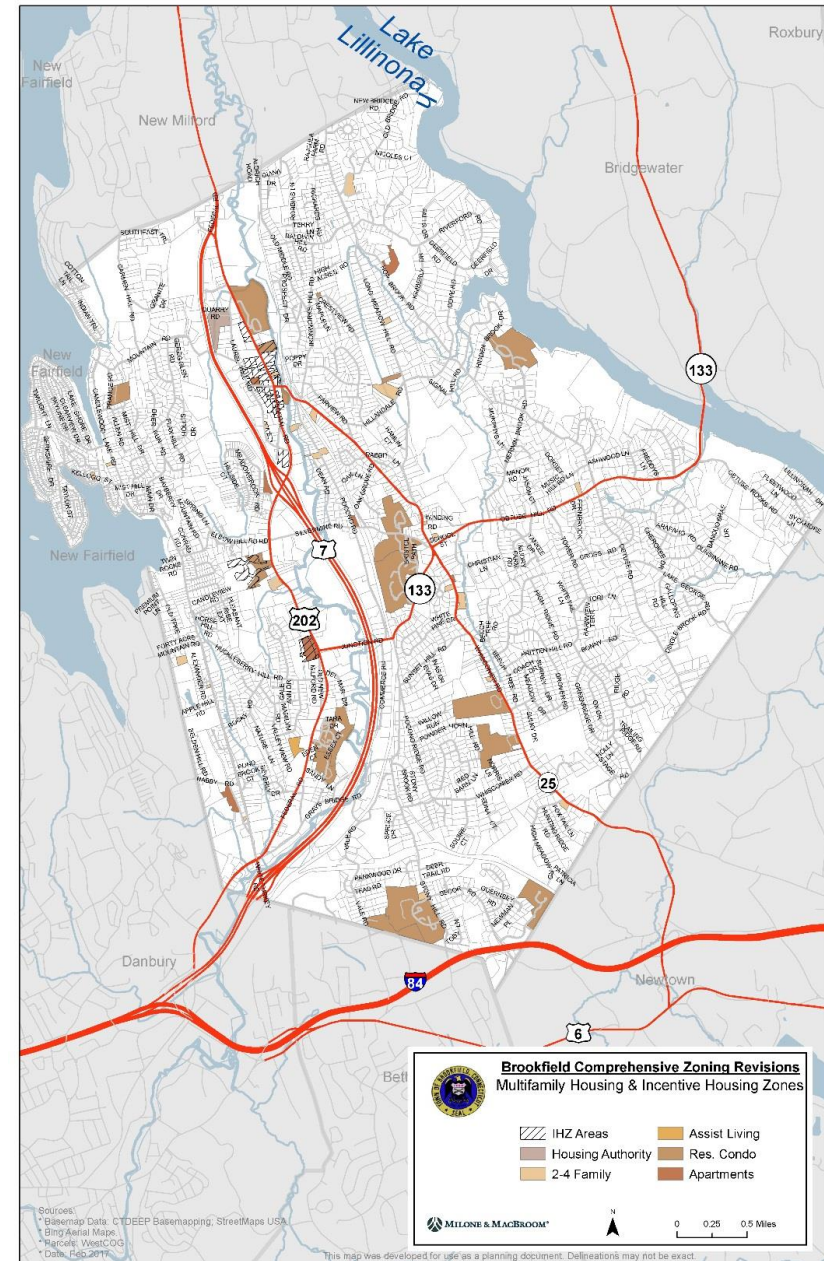
- **Materials should be provided to the public in advance of a workshop**

Current Multi-Family Housing Regs

- **Multi-family cap:**
 - **§242-404(D)2.d stipulates that total inventory of multifamily housing units “may not exceed 26% of all single family units”**
 - **Exclusions for PARC (age-restricted housing), 8-30g affordable housing applications, IHZ projects and accessory apartments**
- **Individual developments limited to no more than 150 units total**
- **Any development in excess of 48 units must be accessed from Federal Rd**
- **Any development in excess of 24 units must be access from Whisconier or Route 133**

Current Multi-Family Inventory

- Multifamily housing of all types currently accounts for 1,931 housing units (including condos, apartments, townhomes, age-restricted, accessory apartments, and 2-4 family homes)
- Single-family housing stock currently 5,007 units
- Multi-family units currently at about 39% of Brookfield's single-family housing stock



Capped Multi-Family Inventory

- Accounting for multi-family housing cap exclusions, there are 968 multi-family units - 19.3% of single family homes
- Another 335 non-exempt units could be built before hitting the 26% regulated threshold

Housing Type	Total	Exempted	Total for Cap
Single Family	5,007	0	5,007
<i>Condos</i>	914	64	850
<i>Apartments</i>	401	369	32
<i>Townhomes</i>	212	180	32
<i>Age-Restricted</i>	154	154	0
<i>Two-Four Family</i>	54	0	54
<i>Accessory Apts.</i>	196	196	0
Total Multifamily	1931	963	968
MF as % of SF	38.6%		19.3%

Multi-Family Inventory

- Anticipated development (under construction, approved, or in approval process) totals 571 multifamily units and 12 single family units
- All approved/contemplated multifamily projects have come in under incentive housing or affordable housing provisions and therefore are exempted from the 26% cap
- Completion of these projects would expand Brookfield's stock of multifamily housing to over 2,500 unit (or nearly 50% of single-family homes)
- Anticipated growth through IHZ/affordable exemptions exceeds remaining space under the 26% cap

Existing Multi-Family Regs

- Is the cap still relevant?
- Is it fulfilling its intended purpose?
- With the advent of the IHZ regs, should this be treated differently?

Incentive Housing Zone (IHZ)

- **Current IHZ regulations were not formally approved through CT DOH**
- **Why consider formal approval?**
 - Demonstrate Town's pro-active approach to diversifying housing through a known means
 - In case there are ever changes to how the State tallies affordable units
 - In case the State ever funds the incentive payments
- **What would the difference be between current and DOH approved IHZ regs?**
 - Site plan - not special permit - approval process, which may mean tightening up design standards
 - Limited to 10% of Town's land area – existing IHZs currently occupy 2.1% of the town's land area, but would not necessarily count towards this provision

R-RHOZ

- **Rental Housing Opportunity/Workforce Zone – Mixed-use zone similar to IHZ**
 - **Tailored to particular parcels, as location requirements are very specific**
 - **Landed at 763/777 Federal Road but no developments permitted as of yet**
- **More dense than IHZ (max units is 27 per acre)**
- **Less affordable – only 10% of units set aside for 80% median income – for no specified amount of time**
- **Why was this approved?**
- **Why not steer towards IHZ?**

Other Residential Districts/ Uses

- **Accessory apartments**
 - **Affordable accessory apartments to remain for the elderly and disabled only? 242-404H(2)**
 - **Intended difference between “single-family conversions” per 242-405C-G and affordable accessory apartments? Is it just about getting credit for affordable unit?**
 - **Can these two regulations be combined?**

Other Residential Districts/ Uses

- **Affordable Housing Applications Pursuant to 242-404H**
 - **Unclear what this section is intended to do for the Town**
 - **Does not provide any guidance on location of 8-30g – not that a town has much control**

- **Planned Age-Restricted Communities**
 - **Where desired (regs currently refer to Village Business District and IRC80/40)?**
 - **Capped at 150 units per development**
 - **Units of no more than 2 bedrooms**
 - **No more than 24 bedrooms per acre**

Other Residential Districts/ Uses

- **Conservation subdivisions – assume current regulations are OK?**
- **Air BnB**
- **Building and accessory structure heights**
- **Commercial vehicles – satisfied with most recent changes to regs?**
- **Recreational vehicle storage**
- **Driveways**